



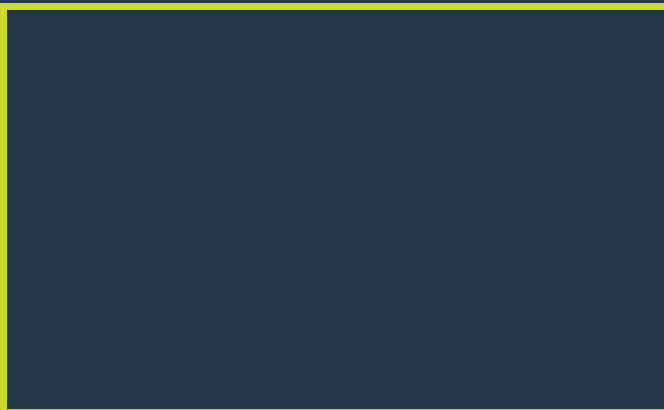
Kisses Barn Farm Kisses Barn Lane

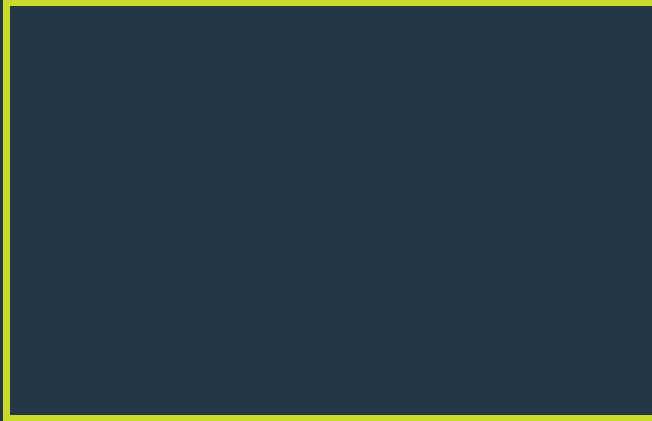
Warton | B79 0JS | Offers In The Region Of £3,000,000

ROYSTON  
& LUND



- Offers Over £3,000,000
- The land is stated to be held for a term of 2000 years created by a Lease dated 1 March 1655.
- Approx 106 acres of agricultural land \*\*





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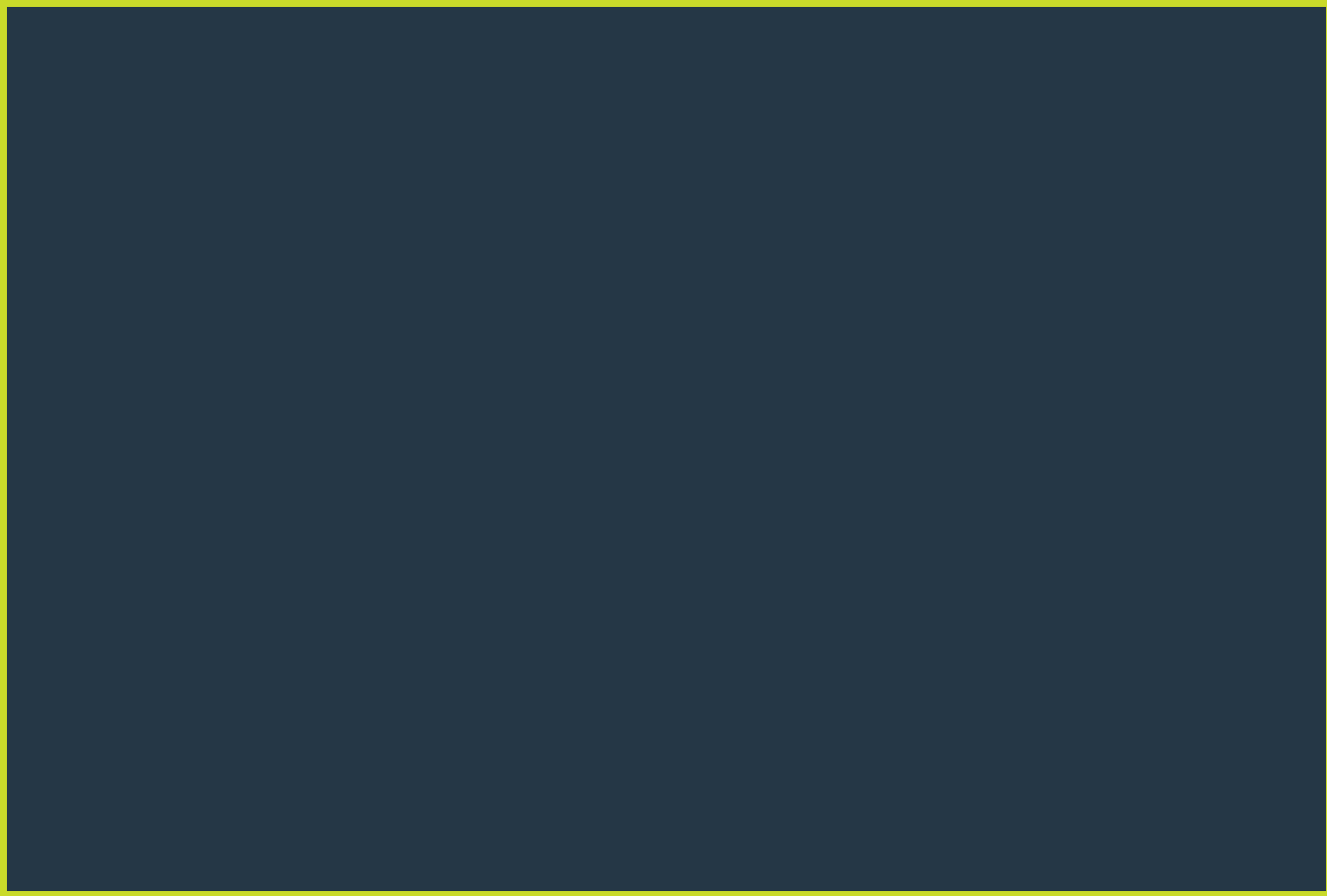
An exceptional opportunity to acquire approximately 106 acres of agricultural land, part of which benefits from frontage onto the River Anker. The property includes two buildings totalling around 16,000 sq ft.

Accessed via electric gates, the approach leads to Kisses Barn Farm House, which may also be available for purchase by separate negotiation. Within the second gated area lies a well-proportioned yard, offering extensive parking and storage facilities, which then leads onto the land.

Disclaimer:

This is currently being let out until Sept.2025  
All prospective buyers are responsible for independently verifying the property's acreage. In addition to this, interested parties are advised to confirm with the vendor the availability of vacant possession upon completion.

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## EPC


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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